

AN ORDINANCE

2006-03-02-0265

SELECTING SA PARTNERSHIP, L.L.P. TO PROVIDE ARCHITECTURAL AND ENGINEERING SERVICES IN CONNECTION WITH THE DOWNTOWN RESTROOMS PROJECT LOCATED IN THE RIVERBEND GARAGE AND OTHER AREAS IN DISTRICT 1, APPROPRIATING FUNDS, AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT IN AN AMOUNT NOT TO EXCEED \$110,500.00; AUTHORIZING \$11,050.00 FOR PROJECT CONTINGENCY, \$15,000.00 FOR DESIGN ENHANCEMENTS, \$8,508.50 FOR CAPITAL ADMINISTRATIVE COSTS, AND \$2,000.00 FOR ADVERTISING COSTS, FOR A TOTAL AMOUNT OF \$147,058.50, FROM CERTIFICATES OF OBLIGATION AND ADVANCED TRANSPORTATION DISTRICT (ATD) FUNDS.

* * * * *

WHEREAS, to address public demand, it is necessary to provide for the design of Downtown Restrooms at the Riverbend Garage and other areas located in District 1, and;

WHEREAS, the facilities area will include accessible women's and men's restrooms with multiple fixtures, a universal design restroom for single occupant use, and janitorial closets, and;

WHEREAS, the facility will be operated on a 24-hour basis and the entry lobby will provide for distribution of information to the public, and;

WHEREAS, approval of this Ordinance will be a continuation of City Council policy to provide public information and restrooms to visitors, citizens, and transit riders, **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. SA Partnership, L.L.P. is hereby selected to provide professional engineering and architectural services for the design of the Downtown Restrooms Project at the Riverbend Garage and other areas located in District 1.

SECTION 2. City staff is authorized and directed to commence negotiations with said firm to reach an agreement on a contract for such work at a fair and reasonable price not to exceed \$110,500.00.

SECTION 3. If a contract can be negotiated in accordance with the terms of the standard-form contract for architectural and engineering services, and in accordance with the price provisions contained herein, the City Manager or her designee is authorized to execute such an agreement without further City Council action. A copy of such standard form contract appears in substantially the same form as Attachment I and is incorporated by reference herein. Should a contract be negotiated which varies from the standard terms, the contract must be considered through a subsequent ordinance. If so, City Council must approve the contract terms and insure

that the compensation provided meets the legal requirements set out in Section 2254.004 of the Texas Government Code.

SECTION 4. The following financial adjustments shall be made as necessary to effect this Ordinance:

A. This ordinance is also a declaration of the City's official intent to reimburse itself from the proceeds derived from the sale of the City of San Antonio, Certificates of Obligation, Series 2006 for any authorized expenditures from any lawfully available funds of the City. This reimbursement is contingent upon the sale of the City of San Antonio, Certificates of Obligation, Series 2006 for Downtown Restroom Project.

B. The amount of \$137,058.50 is appropriated in fund 43902009, 2006 Certificate of Obligation Municipal Facilities, WBS CO-20063-01-01-02 GL account 6102100 – Interfund Transfer out entitled Transfer to 24-00007-90-01. The amount of \$137,058.50 is authorized to be transferred to fund 43099000.

C. The budget in fund 43099000, Project Definition 24-0007, Downtown Restroom Project, shall be revised by increasing WBS element 24-00007-90-01 entitled Trf Fr CO-20063-01-01-02, GL account 6101100 – Interfund Transfer In, by the amount of \$137,058.50.

D. The amount of \$10,000.00 is appropriated in Fund 29084000, Advanced Transportation District, I/O 390000000442 SAP GL account 6102100 - Interfund Transfers Out, entitled Transfer to 24-00007-90-02. The amount of \$10,000.00 is authorized to be transferred to fund 43099000.

E. The budget in fund 43099000, Project Definition 24-00007, Downtown Restroom Project shall be revised by increasing WBS element 24-00007-90-02, entitled Trf Fr I/O 390000000442, GL Account 6101100 - Interfund Transfers In, by the amount of \$10,000.00.

F. The budget in Fund 43099000, C of O Capital Projects, Project Definition 24-00007 Downtown Restroom Project, shall be revised by increasing WBS element 24-00007-01-02, entitled Design Costs, in the amount of \$125,500.00.

G. The budget in Fund 43099000, C of O Capital Projects, Project Definition 24-00007 Downtown Restroom Project, shall be revised by increasing WBS element 24-00007-01-04, entitled Design Capital Administrative Costs, in the amount of \$8,508.50.

H. The budget in Fund 43099000, C of O Capital Projects, Project Definition 24-00007 Downtown Restroom Project, shall be revised by increasing WBS element 24-00007-05-06, entitled Project Contingency, in the amount of \$11,050.00.

I. The budget in Fund 43099000, C of O Capital Projects, Project Definition 24-00007 Downtown Restroom Project, shall be revised by increasing WBS element 24-00007-05-01, entitled Advertise, in the amount of \$2,000.00.

SECTION 5. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the

City Manager, the Interim City Manager, or the City Manager's designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 6. This ordinance shall be effective on March 12, 2006.

PASSED AND APPROVED this the 2nd day of March, 2006.



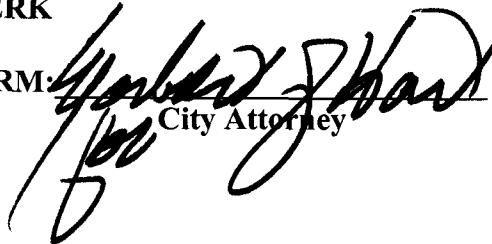
M A Y O R

PHIL HARDBERGER

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


for City Attorney

Agenda Voting Results

Name: 4.

Date: 03/02/06

Time: 09:51:58 AM

Vote Type: Multiple selection

Description: An Ordinance selecting SA Partnership, L.L.P. to provide architectural and engineering services in connection with the Downtown Restrooms Project located in the Riverbend Garage and other areas in District 1, appropriating funds, and authorizing the negotiation and execution of a professional services agreement in an amount not to exceed \$110,500.00; authorizing \$11,050.00 for project contingency, \$15,000.00 for design enhancements, \$8,508.50 for capital administrative costs, and \$2,000.00 for advertising costs, for a total amount of \$147,058.50, from Certificates of Obligation and Advanced Transportation District (ATD) funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

AN ORDINANCE 2006-03-02-0266

ACCEPTING THE COMPETITIVE SEALED PROPOSAL WITH THE BEST VALUE AND AWARDING A CONSTRUCTION CONTRACT IN THE AMOUNT OF \$10,900,000.00 PAYABLE TO F.A. NUNNELLY COMPANY (SBE), AUTHORIZING \$1,198,970.00 FOR PROJECT CONTINGENCY, \$586,465.00 FOR CAPITAL ADMINISTRATIVE COST, APPROVING FIELD ALTERATION NO. 1, AND DEDUCTING \$1,666,000.00 FOR VALUE ENGINEERING MODIFICATIONS, FOR A TOTAL AMOUNT OF \$11,019,435.00 IN CONNECTION WITH THE ANIMAL CARE FACILITY PROJECT LOCATED IN DISTRICT 6, FROM 2003-2007 GENERAL OBLIGATION PUBLIC HEALTH AND SAFETY IMPROVEMENT BOND FUNDS.

* * * * *

WHEREAS, the Animal Care Facility Project includes kennels, a veterinary clinic, employee locker rooms, administrative space, and parking for visitors and employees; and

WHEREAS, the 38,000 square foot facility will be forty three percent larger than the existing facility, allow for a three day holding period for animals therein housed, and has space for future expansion; and

WHEREAS, the Project was advertised for bid in November of 2005; and

WHEREAS, Competitive Sealed Proposals for this Project were opened on December 14, 2005 and responses were received from four (4) bidders; and

WHEREAS, the City selected the Competitive Sealed Proposal of F. A. Nunnelly Company as the best value for the City; and

WHEREAS, approval of this Ordinance will be a continuation of City Council policy to complete previously approved 2003-2007 General Obligation Public Health and Safety Improvement Bond funded Capital Improvement Projects, **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Competitive Sealed Proposal of F. A. Nunnelly Company (SBE) in the amount of \$10,900,000.00, offering the best value for construction services in connection with the Animal Care Facility Project is hereby accepted.

SECTION 2. The City Manager or her designee is hereby authorized to execute a standard form contract covering said Project, a copy of which appears in substantially the same form as Attachment I attached hereto and incorporated herein for all purposes.

SECTION 3. Field Alteration No. 1 to the Construction Contract with F. A. Nunnelly in connection with the Animal Care Facility Project, for a decrease in the amount of \$1,666,000.00 for value engineering modifications, is hereby approved. A copy of Field Alteration No. 1 is attached hereto and incorporated herein for all purposes as Attachment II.

SECTION 4. The following financial adjustments are hereby approved:

A. This ordinance is also a declaration of the City's official intent to reimburse itself from the proceeds derived from the sale of the City of San Antonio, 2003 General Obligation Bonds, Series 2006 for any authorized expenditures from any lawfully available funds of the City. This reimbursement is contingent upon the sale of the City of San Antonio, 2003 General Obligation Bonds, Series 2006 for Animal Care Facility Project.

B. The amount of \$11,019,435.00 is appropriated in fund 45903002, 2003 GO Series 2006 Public Health & Safety, WBS GO-00540-01-01-02 GL account 6102100 – Interfund Transfer out entitled Transfer to 36-00102-90-03. The amount of \$11,019,435.00 is authorized to be transferred to fund 45099000.

C. The budget in fund 45099000, General Obligation Capital Projects, Project Definition 36-00102, Animal Care Facility Project, shall be revised by increasing WBS element 36-00102-90-03 entitled Trf Fr GO-00540-01-01-02 G/L account 6101100 – Interfund Transfer In, by the amount of \$11,019,435.00.

D. The amount of \$9,234,000.00 is appropriated in Fund 45099000 Project Definition 26-00102 Animal Care Facility Project WBS element 26-00102-05-02-01 is authorized to be encumbered and made payable to F.A. Nunnelly Company (SBE).


E. The budget in Fund 45099000, General Obligation Capital Projects, Project Definition 36-00102 Animal Care Facility Project, shall be revised by increasing WBS element 36-00102-05-06, entitled Project Contingency, in the amount of \$1,198,970.00.

F. The budget in Fund 45099000, General Obligation Capital Projects, Project Definition 36-00102 Animal Care Facility Project, shall be revised by increasing WBS element 36-00102-05-04, entitled Construction Capital Administrative Costs, in the amount of \$586,465.00.

SECTION 5. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager, or the City Manager's designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 6. This Ordinance shall be effective on March 12, 2006.

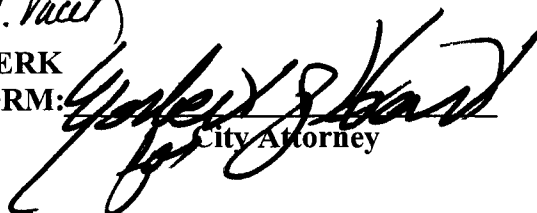
PASSED AND APPROVED this the 2nd day of March, 2006.


M A Y O R

PHIL HARDBERGER

ATTEST: 
CITY CLERK

APPROVED AS TO FORM:


City Attorney

Agenda Voting Results

Name: 5.

Date: 03/02/06

Time: 10:41:51 AM

Vote Type: Multiple selection

Description: An Ordinance accepting the Competitive Sealed Proposal with the best value and awarding a construction contract in the amount of \$10,900,000.00 payable to F.A. Nunnelly Company (SBE), authorizing \$1,198,970.00 for project contingency, \$586,465.00 for capital administrative cost, approving Field Alteration No. 1, and deducting \$1,666,000.00 for value engineering modifications, for a total amount of \$11,019,435.00 in connection with the Animal Care Facility Project located in District 6, from 2003-2007 General Obligation Public Health and Safety Improvement Bond funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		X <i>gt</i>		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
FIELD ALTERATION REQUEST

Attachment II
To Ordinance No. _____
Approved on March 2, 2006

Date Prepared:

February 9, 2006

Field Alteration No. _____

Project No. _____

36-00102

Project Name:

Animal Care Facility

Project Name as shown on the Work Project Authorization)

The revision or amendment described below is to the work originally or previously specified is hereby requested, including all changes in costs. (Describe work to be added or deleted, including SAP Material number. Attach a revised plan sheet affected or drawings.)
See attachment.

Justification for Proposed Alteration (Describe in detail why this work is to be added or deleted. Use attachments if necessary.):
Reductive Field Alteration is necessary to bring project within budget.

Field Alteration will result in change to Contract Cost as:

[] Increase

[X] Decrease

\$ 1,665,000.00

Field Alteration will result in change to Contract Days as:

[X] Increase

[] Decrease

Days Zero (0)

To be negotiated by the Contractor and the City.)

[] Working Days

[X] Calendar Days

REQUESTED BY:

City, Consulting Engineer/ Architect, Other (Please Specify)

Date

Contractor Doug Nunnally

Date

Title: Secretary/Treasurer

Firm: F. A. Nunnally

RECOMMENDED BY:

Consultant (Project Engineer/Architect Only)

Firm: Fisher Heck Architects

Date

Others: Sam Sanchez, Animal Care Administrator

(If required: i.e., City, Dept., S.A.W.S., etc.)

Date

Dale V. Lange, COSA Project Manager

Date

Kent Hickingbottom, Acting COSA Capital Programs Manager

Date

APPROVED BY:

Leopoldo P. Cervantes, P.E.
City Engineer

Date

Thomas G. Wendorf, P.E. (If over \$25,000)
Director of Public Works

Date

-----FOR CITY USE ONLY-----

Ordinance Required: [] Yes

[] No

[] FA Amount \$25,000 (+ or -)

[] Additional funds required \$

WBS Element: _____

WBS Element: _____

Original Contract Amount: \$

Construction Contingency Fund: \$

Previous Approved FAs: \$

Previous Approved FA: \$

This Field Alteration: \$

This Field Alteration: \$

Total: \$

Total Field Alterations: \$

Balance: \$

Fund #: _____

Ordinance #: _____

Ordinance Date: _____

Purchase Requisition #: _____

Contract #: _____

Purchase Order #: _____

NOTE: This form is a local government record and shall be retained in accordance with the provisions of the Local Government Code, Section 201. Provide two (2) originals with supporting documents.

DEDUCTIVE FIELD ALTERATION NO. 1		FEB. 8, 2006
ITEM NO.	ITEM DESCRIPTION	AMOUNT
1	DELETE THE ADMINISTRATION ANNEX BUILDING	425,000
2	DELETE CANOPY AT THE BETWEEN ADMIN. & ANNEX BLDGS.	65,000
3	DELETE MISC. SITEWORK	61,000
4	MODIFY FENCING	25,000
5	MODIFY ROOFING & USE PRE-ENGINEERED MTL. FRAMES	700,000
6	CHANGE EXTERIOR INSULATION FINISH SYSTEM TO STUCCO	15,000
7	CHANGE EPOXY FLOORING TYPE	60,000
8	CHANGE ELECTRICAL	120,000
9	CHANGE MASONRY	50,000
10	CHANGE PLUMBING	95,000
11	MODIFY HVAC	50,000
TOTAL FIELD ALTERATION NO. 1		\$1,666,000

February 08, 2006

Mr. Jim Heck
 Fisher*Heck, Inc.
 915 South St. Mary's Street
 San Antonio, Texas 78205

RE: ANIMAL CARE SERVICES CENTER

Approx.

- 1 Delete administration annex building *425,000.*
- 2 Delete canopy between administration and annex building *65,000.*
- 3 Site:
 - a) Delete paving as shown on drawing provided by Fisher Heck.
 - b) Reduce all asphalt paving by 1/2 inch
 - c) Delete concrete curb at back parking lot
 - d) Delete 90 degree poured in place box culvert and change to earthen swell
 - e) Change all concrete curbs to 6"x 16"
 - f) Change all sidewalks to six feet wide, keep eight foot at buildings
 - g) Delete 240 linear ft. of side walks
 - h) Reduce landscaping and irrigation for parking changes
 - i) ~~Slab on grades~~
 - j) Eliminate second pour at kennels
 - k) Delete concrete ~~walls~~ at kennels change to cmu.
CURBS
- 4 Fencing
 - a) Reduce all fencing to six foot high
 - b) Extend fence to administration building
 - c) Reduce all masonry fence to six foot *25,000.*
- 5 Roofing
 - a) Change all roofing type and canopy to a standard 16 inch standing seam roofing system.
- 6 Structure
 - a) Change all build structures to pre-engineered building system *700,000.*
- 7 EIFS
 - a) Change grooved insulation board to flat *CHANGE TO STUCCO*
 - b) Delete moisture barriers behind eifs *15,000.*

8 Epoxy floor

- a) Change epoxy floor type 60,000.

9 Electrical

- a) Take out concrete and wire mesh in all ditches
b) Change PVC from schedule 80 to schedule 40 120,000.
c) Delete extra PVC for Feeders and Data
d) VE light fixture package
e) Extend primary service and relocate service to between stray kennel

10 Masonry

- a) Lower fence to 6 ft. high
b) Change color on glazed tile STANDARD RUN colors.
c) Change burn to split, @ fence only
d) Colors are the same 50,000.

11 Plumbing

- a) Underfloor Waste and Vents/PVD in lieu of SV
b) Top out Waste and Vents / PVC in lieu of No-Hub
c) Roof Drains, Pipe and Fittings / PVC in lieu of No-Hub
d) Delete all Cold Water Insulation Except Ext. Walls 95,000.

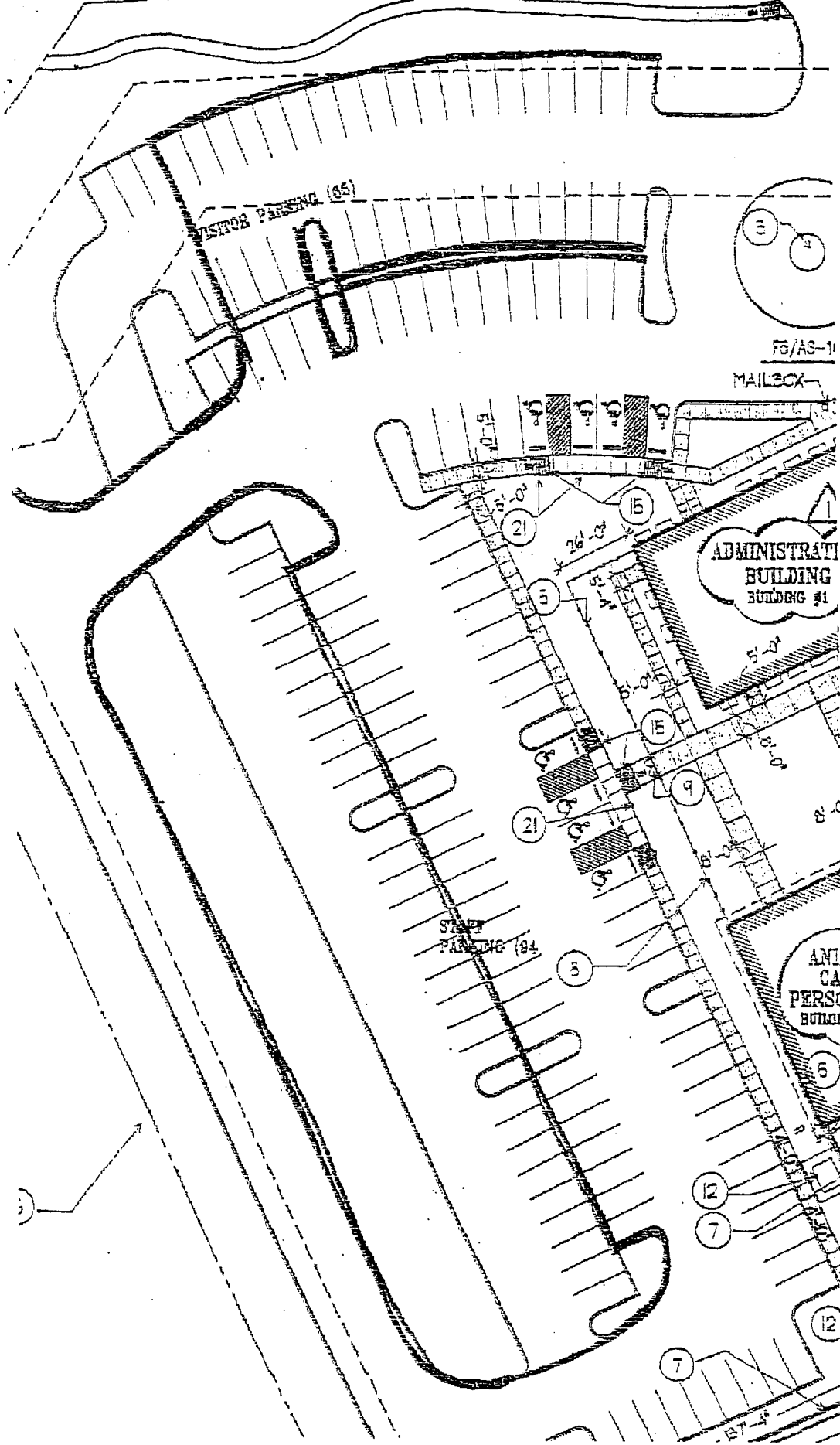
12 FIXTURES:

SUBSTITUTE:

P-1 & P-2	Sloan 111 Regal flush valve
P-2, p-2A, p-6, P-6A, P-6B, P-6C, P-6D, P-6E, SS-1	1 1/2" X 6" Galvanized Nipple to Wall
GWH-1	State SBN85-390NEA
TMV-1	Lawler 86208-05
EWB-1, EWB-2, and EWB-3	Antrol ST-12 non-ASME Expansion Tank
EWB-4, EWB-5 and EWB-6	Antrol ST-25V non-ASME Expansion Tank
EWB-4 and EWB-5	Lochinvar LTK052KK 50 gal. water heater
EWB-6 and EWB-8	Lochinvar LSK040KK
PRSP-1 thru PRSP-10	Conbraco 40-200 RPZ backflow preventor 1 1/2" or 2"
P-4	Elkay E8STL9SC surface mount bi-level water cooler
P-5	Flat MSB-2424 molded stone mop basin
P-6	Elkay GEGR2521 20 gauge sink
P-6A	Elkay GEGR2321 20 gauge sink

13 Value Engineering to HVAC

50,000.



FG/AS-11

ADMINISTRATIVE
BUILDING
BUILDING #1

ANTI-CORRUPTION
PERSONNEL
BUILDING

ARCHITECTURAL SITE PLAN

F1

PLAN
NORTH